

1. 5:30 P.M. Planning & Zoning Commission Agenda 10/26/21

Documents:

[10-26-2021 AGENDA SIGNED.PDF](#)

2. 5:30 P.M. Planning & Zoning Commission Packet 10/26/21

Documents:

[10_26_21 PZ PACKET.PDF](#)



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

PLANNING & ZONING COMMISSION AGENDA

Special Called Meeting - October 26, 2021

5:30 PM

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

A. CALL TO ORDER

B. BRIEFING

1. Master Throughfare Plan: Land Use Assumptions

C. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

D. NEW BUSINESS

1. Consider approval of the minutes from the Regular Planning and Zoning Commission meeting held on October 5, 2021
2. Zoning Change from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on the north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-21-004
 - i. Public Hearing
 - ii. Consider recommendation
3. Consider a recommendation on amending the 2016 Master Thoroughfare Plan at the intersection of Strader and Florance. The amendment would maintain the current offset T-intersection and remove the future conventional four-way intersection with the reserve S-curve from the plan.
 - i. Public Hearing
 - ii. Consider recommendation



4. Zoning Change from RR – Rural Residential (min. 5 acre lots)/CRO – Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 2 acre lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No 22, generally located on the northeast corner of Florance Road and Strader Road/Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case#PD-21-003.

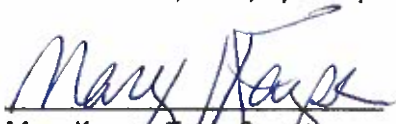
- i. Public Hearing
- ii. Consider recommendation

E. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

CERTIFICATION

I certify that the above notice was posted at Town Hall, 1500 Commons Circle, Suite 300, Northlake Texas 76226 on October 22, 2021, by 5:00 pm in accordance with Chapter 551, Texas Government Code.


Mary Kayser, Town Secretary



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
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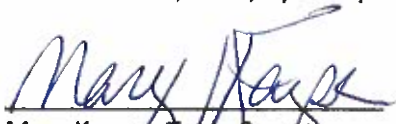
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Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

PLANNING & ZONING COMMISSION MINUTES

October 5, 2021

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

- A. Chairperson Michaela Monson called the meeting to order at 5:30 p.m., quorum present.

Michaela Monson
Kristin Dixon
Chris Amarante

Jeff Nichols
Aaron Fowler
Danny Simpson

Zee Parker

B. BRIEFING

1. Town Manager Drew Corn provided a briefing on the Master Thoroughfare Plan Amendment and development agreement with Kenneth and Cathy Frisby. This item will be on the Commission's October 26, 2021, agenda for action.

C. PUBLIC INPUT

Andrew Pieper with Hillwood Communities introduced himself to the Commission and noted he was available for any questions.

D. NEW BUSINESS

1. Consider approval of the minutes from regular Planning & Zoning Commission meeting held on August 31, 2021.

Motion was made by Vice Chairperson Nichols and second by Commissioner Dixon to approve the minutes from the August 31, 2021, Planning and Zoning Commission meeting. Motion passed 7-0.

The next two items were handled together.

2. Consider approval of a Preliminary Plat of Pecan Square, Phase 3&4 North, a proposed residential development consisting of 681 lots on a 202.57-acre tract of land in the F.W Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. HP Gibbs, LP/ Pecan Square 1, LLC is the owner and the applicant developer. Kimley Horn is the engineer surveyor. Case # PP 21-004.
3. Consider approval of a Preliminary Plat of Pecan Square, Phase 3&4 South, a proposed residential development consisting of 541 lots on a 115.78-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. HP Gibbs, LP/Pecan Square 1, LLC is the owner and the applicant developer. Kimley Horn is the engineer surveyor. Case # PP 21-005.

Motion was made by Commissioner Simpson and second by Commissioner Parker to approve the Preliminary Plat of Pecan Square, Phase 3&4 North, a proposed residential development consisting of 681 lots on a 202.57-acre tract of land in the F.W Thornton Survey, Abstract No. 1244 and the A.



McDonald Survey, Abstract No. 785 and Pecan Square, Phase 3&4 South, a proposed residential development consisting of 541 lots on a 115.78-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. Motion passed 7-0.

4. Consider approval of a Preliminary Plat of Harvest, Phase 11A, a proposed residential development consisting of 100 lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter is the engineer/surveyor. Case # PP 21-006.

Motion was made by Vice Chairperson Nichols and second by Commissioner Simpson to approve the Preliminary Plat of Harvest, Phase 11A, a proposed residential development consisting of 100 lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, in the extraterritorial jurisdiction of the Town of Northlake. Motion passed 7-0.

5. Consider approval of a Preliminary Plat of Canyon Falls LIV Development, a proposed multifamily residential development consisting of 300 units on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. LIV Development, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # PP-21-007.

Motion was made by Vice Chairperson Nichols and second by Commissioner Fowler to approve a Preliminary Plat of Canyon Falls LIV Development, a proposed multifamily residential development consisting of 300 units on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). Motion passed 7-0.

- E. Chairperson Monson adjourned the meeting at 6:21 p.m.

Passed and approved on this the 26th day of October, 2021.

Northlake Planning & Zoning Commission

Michaela Monson, Chairperson

Attest:

Mary J. Kayser, Town Secretary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 26, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); THE PATHWAY
TO 2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE

SUBJECT: PLANNED DEVELOPMENT ZONING CHANGE REQUEST
COMMERCIAL (C) TO MIXED-USE PLANNED DEVELOPMENT (MPD)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)
- Diversify the Tax Base (Council Goal)

ZONING CHANGE REQUEST INFORMATION:

Site:	Approximately 17 acres on north side of SH 114 between Northport Drive and Ashmore Lane
Applicant:	JPI
Owner:	Northport Partners, LLC
Current Zoning:	Commercial (C)
Proposed Zoning:	Mixed-Use Planned Development (MPD) – Mix of commercial and multi-family uses
Future Land Use:	Highway Corridors Special Area – Generally, these corridors can accommodate heavier commercial and light industrial uses. Depending on the context of nearby uses, high density residential such as apartments, condos, or mixed-use developments may be appropriate as well. Context of transitioning from the corridor to the adjacent character area (Workforce Residential to the south and Business Park to the north) may be considered in the development process.
Summary:	Last year the applicant applied for a similar MPD which called for a mix of commercial and multi-family uses with an approximately 3-acre tract for commercial uses and an approximately 14-acre tract for up to 420 multi-family residential units. The MPD zoning change request was denied at the June 11, 2020 Town Council meeting. The applicant waited the required 6 months following denial to resubmit an application for an MPD zoning change. The resubmitted MPD proposal revised the mix of commercial and multi-family uses with an increase in area reserved for commercial uses, an approximately 5-acre tract, an increase of 2 acres, with the remainder of the property, an approximately 12-acre tract, reserved for 360 multi-family residential units, a decrease of 60 units. This application (PD-21-001) was

withdrawn by the applicant. The current application (PD-21-005) is the same as the withdrawn application from earlier this year.

Public Hearing: A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet ten days before the hearing as required. Notice was also published in the Denton Record Chronicle and on the Town's website. As of October 21, 2021, no written comments for or against the request have been received.

Staff Analysis: Staff has reviewed this application in accordance with the Unified Development Code (UDC) and found the submittal to meet the minimum requirements to be considered by the P&Z and Town Council. The P&Z, in considering on this PD, should consider the following criteria outlined in the UDC:

1. Whether the proposed PD implements the policies of the adopted Comprehensive Plan and other adopted master plans of the Town;
2. Whether the proposed PD promotes the health, safety, or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
5. The extent to which the proposed PD will result in a superior development than could be achieved through conventional zoning; or
6. Other criteria which, at the discretion of the Town Council [or P&Z] are deemed relevant and important in the consideration of the PD.

P&Z ACTIONS:

- Hold public hearing
- Recommend approval, approval with conditions, or denial of the PD zoning change request

NEXT STEPS:

- October 28th Town Council meeting
 - o Hold public hearing
 - o Consider approval, approval with conditions, or denial of the PD zoning change request

ATTACHMENTS:

- Aerial
- Concept Plan
- Development Standards



Texas Motor Speedway

Schluter Systems LP

Lone Star Tower
Condominiums

Farmer Brothers

Rosa's Cafe &
Tortilla Factory

Stanley Black &
Decker Distribution

DFW Adventure Park

Wesco Aircraft

Relogistics Services

Lipstick and Lead

Mastec North America

Fireworks Stand

The Ruby at Chadwick
Commons Apartments

Chadwick Apartments

Premier Christian
Academy

Chadwick Farms Park

Compass Christian
Church Roanoke

U-Haul Moving &
Storage of Roanoke

Waffle House

Chick-fil-A

In-N-Out Burger

Buc-ee's

Tanger Outlets
Fort Worth

RH Outlet

Elizabethtown

Elizabeth Creek

Pawsitive Pet Sitter

Churchill at
Circle

Worth
Golf



Exhibit C

Mixed-Use Planned Development District (PD-MU)

I. Tract 1 – Multi-Family Residential (Approximately 11.89 acres)

- A. General Description:** The multi-family tract is depicted as Tract 1 on the Concept Plan (Exhibit "B") and further described by metes and bounds in Exhibit "A". The multi-family tract is intended to provide for a high quality residential development. These multi-family units are attached units. Access shall be provided from private access drives or parking areas connecting to adjacent public streets. These multi-family units will range from 40 units per building to 200 units per building. The multi-family tract will include amenities and recreational areas open to residents of the development as shown on the Concept Plan.
- B. Permitted Uses:** Multi-family
- C. Density:** The maximum overall allowed density for Tract 1 shall be 31 dwelling units/gross acre.
- D. Minimum lot area:** 43,560 square feet
- E. Minimum lot width:** 100 feet
- F. Minimum front yard:** 35 feet.
- G. Minimum side and rear yards:** 10 feet.
- H. Minimum building separation:** 20 feet.
- I. Minimum floor area per dwelling unit:**
 - i.** 1-bedroom - 650 square feet.
 - ii.** 2-bedroom - 950 square feet.
 - iii.** 3-bedroom – 1,350 square feet.
- J. Maximum lot coverage:** 40%
- K. Maximum Height:** 4 stories and 60 feet measured to the mean point of the roof.
- L. Building materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry product (including stucco and cementitious fiber cement lap siding), exclusive of windows and doors. A minimum of two exterior materials shall be included on every facade. Hardi-plank may be used above the first story and may be credited as an alternative construction material for up to 30% of the total 80% masonry requirement. Hardi-plank may also be used within all breezeways and patios, including the first story. Alternative materials may be

approved at the time of Site Plan approval. No metal roofs shall be permitted with the exception of standing-seam metal roofs, which shall be approved in conjunction with the Site Plan.

M. Required Open Space: The minimum amount of required open space for any multi-family lot shall be 20% of the area of the lot, net of floodplain and adjacent right-of-way.

N. Parking Requirements:

- i. Multi-Family Residential: The minimum parking requirement shall be 1 nine (9) foot by eighteen (18) foot parking spaces per bedroom and an additional 0.20 spaces per dwelling unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete or asphalt and graded to drain appropriately. No head in parking shall be permitted to overhang any landscaped areas. Ten percent (10%) of the total required parking spaces, as defined above, shall be covered. Said 10% may be a mix of car ports and enclosed garages. In the event an apron is provided in front of the enclosed garages, it shall be counted as a parking space.
- ii. Except for the immediate loading and unloading, the parking of recreational vehicles, trailers, and boats shall be prohibited.
- iii. Tandem parking is allowed.

O. Miscellaneous Multi-Family Residence Provisions:

1. The north and eastern boundaries of the site may have a wrought-iron fence. The western boundary may have a landscape buffer provided in accordance with the requirements of the UDC of the Town of Northlake and a wrought-iron fence. The southern boundary of the site (fronting State Highway 114) may have a wrought-iron fence and landscaping buffer provided in accordance with the requirements of the UDC of the Town of Northlake. In all instances, the wrought-iron fence shall be a minimum of 4 feet in height. Fencing may be located in required setback areas and may be located within the property to create private yards for the residences. Fences and walls must be constructed in accordance with the Unified Development Code of the Town of Northlake in effect at the time of final Site Plan approval. Chain link fences shall be prohibited.
2. All trash collection, storage facilities and loading docks should be located internal to the property whenever possible and all such facilities shall be enclosed or screened on a minimum of three sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.

3. Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.
4. Restricted Entry. Entry to the multi-family development may be restricted by the use of gates, the exact location of which shall be approved by the Town of Northlake at the time of final Site Plan approval.
5. Accessory Buildings. An accessory building is a subordinate or incidental building, attached to or detached from the main building, that does not have separate kitchen facilities, is not used as a dwelling or living quarters, and is not used for commercial purposes or financial gain. Accessory buildings may have water and sanitary sewer service and may be climate controlled. Accessory buildings shall include but are not limited to the following: detached garages, carports, general apartment maintenance buildings, storage sheds and trash collection and storage facilities. Except for carports and the maintenance building, all accessory buildings shall be constructed of the same building materials as the primary buildings. Accessory buildings may not be permitted without a primary structure. In addition, accessory buildings shall comply with the following criteria:
 - a. Minimum front yard setbacks: 50 feet
 - b. Minimum rear and side yard setbacks: 10 feet
 - c. Minimum building separation: 10 feet

The aforementioned setbacks shall be measured to the building walls. Roof overhangs shall be permitted to fall within the defined setbacks.

II. Tract 2 - Commercial (Approximately 5.11 Acres)

- A. General Description:** The commercial tract is depicted as Tract 2 on the Concept Plan and further described by metes and bounds in Exhibit "A". The commercial tract will provide the ability to encourage and to accommodate the development of office, retail, and personal services along SH 114.
- B. Permitted uses:** All uses permitted in the Commercial ("C") Zoning District shall be allowed in Tract 2, subject to compliance with all applicable conditions contained within the Unified Development Code of the Town of Northlake.
- C. Dimensional Requirements:** Development of the commercial tract shall be consistent with those requirements outlined for the Commercial (C) Zoning District

in Section 5.6 (Dimensional and Developmental Standards Summary) of Article 5 of the Unified Development Code of the Town of Northlake, unless otherwise shown on the Concept Plan.

- D. Building Materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry (stucco, stone, brick, fiber cement), exclusive of windows and doors. Alternative materials may be approved at the time of Site Plan approval. The development in its entirety shall be consistent with the design theme of its various parts. No metal roofs shall be permitted with the exception of standing seam metal roofs, which shall be approved in conjunction with the Site Plan.
- E. Building Articulation:** Building facades shall meet the following minimum standards for articulation:
1. **Horizontal Articulation:** No building front elevation shall extend for a distance equal to three (3) times the wall height without having an offset of 10% of the wall height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane.
 2. **Vertical Articulation:** No front elevation shall extend horizontally for a distance greater than three (3) times the height of the wall without changing vertically by a minimum of 10% of the walls height.
- F. Required Parking:** The minimum parking requirements shall be consistent with those requirements outlined in Article 10, Parking and Loading Standards of the Unified Development Code of the Town of Northlake except as otherwise provided herein. All parking spaces shall be a minimum of nine (9) feet by eighteen (18) feet in size. All parking areas shall be constructed of concrete paving and be curbed and graded to drain appropriately. No head in parking shall be permitted to overhang any landscaped areas. The parking lot shall be subject to the landscape regulations of the Unified Development Code of the Town of Northlake including, but not limited to, the provision of a landscaped strip along public-right-of-way and landscape islands.
- G. Screening Requirements:**
1. **Mechanical Equipment:** All mechanical equipment such as gas meters, electrical panels, HVAC equipment and similar devices shall be screened from parking and off-site view.
 2. **Trash Collection, Storage Facilities, and Loading Docks** shall be screened from view of parking areas located in front of buildings. Unless approved by the Town of Northlake Town Council or its designee, all trash collection, storage facilities and loading docks should be located in the rear of the property whenever possible. All such facilities shall be enclosed or screened on a minimum of three

sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.

3. **Screening Fences and/or Walls:** If it is determined during final Site Plan approval that screening fences and/or walls are necessary for the phase of development under consideration, such fences and/or walls shall be constructed by the commercial developer prior to the issuance of a Certificate of Occupancy for the phase of development under construction. For security purposes, such fences shall be concrete, stone, or masonry, and shall not exceed eight feet (8') in height. All screening fences and walls shall be architecturally compatible with the colors and materials of the accompanying building. All screening fences and/or walls shall be constructed in accordance with the requirements of the Unified Development Code of the Town of Northlake.

- H. **Landscaping.** Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.

III. PLANNED DEVELOPMENT - GENERAL CONDITIONS

- A. **Sign Restrictions:** Sign Restrictions shall be consistent with those requirements outlined in Article 11 (Signs) of the Unified Development Code of the Town of Northlake.
- B. **Emergency Vehicle Accessibility:** A twenty-four (24) foot fire lane shall be provided in the commercial and multi-family portions of the property in accordance with the adopted Fire Code of the Town of Northlake. Adequate turnaround areas shall be provided if there are any dead ends in the Site Plan.
- C. **Open Space:** The minimum amount of open space required for Tract 1 & Tract 2 combined is 20% net of floodplain and adjacent right-of-way.
- D. **Connectivity:** A multi-purpose trail and/or sidewalk connection shall be made within the multi-family tract and shall provide pedestrian access and connectivity from the multi-family tract to the adjacent commercial tract of the development.

E. SITE LIGHTING STANDARDS

1. Outdoor Lighting Plan

An Outdoor Lighting Plan must be submitted with any required site plan or landscape plan on all public or private properties, including rights-of-way, public easements, franchises, and utility easements. Said Outdoor Lighting Plan shall be submitted prior to issuing a building permit and must be approved by the Town Council in conjunction with final Site Plan approval.

Plans shall include the following:

- a. A layout of the proposed fixture locations.
- b. The light source.
- c. The luminous area for each proposed light source.
- d. The type and height of the light fixture or of the light source above grade.
- e. The type of illumination.

2. General

- a. All building lighting for security or aesthetics will be fully shielded type, not allowing any upward distribution of light. Wallpack type fixtures shall be fully shielded.
- b. Relative to landscaping or building lighting, high pressure sodium, metal halide, or mercury vapor sources may not exceed 175 watts, and incandescent sources may not exceed 300 watts.
- c. Relative to parking lots and vehicle movement areas, lighting in cut-off type fixtures shall not exceed a maximum of 400 watts.
- d. Display, building, and aesthetic lighting must be externally lit from the top and shine downward.
- e. Shielding shall be required in all outdoor lighting installations as specified below.

Lamp Type

Shielding

Low Pressure Sodium (LPS)	Fully Shielded
High Pressure Sodium (HPS)	Fully Shielded
Metal Halide	Fully Shielded
Mercury Vapor	Prohibited
Fluorescent	Partially or Fully Shielded
Incandescent (150 watts/fixture)	Partially or Fully Shielded
Incandescent (<150 watts/fixture)	Partially or Fully Shielded
Any light source <50 watts	Unshielded Permitted
Low intensity Neon, Krypton or Argon Discharge Tubes	Unshielded Permitted

3. **Non-residential**

- a. All non-essential lighting shall be turned off after business hours, leaving only necessary lighting for site security.
- b. Floodlight, accent, aesthetic and security lights must be fully shielded and no uplighting shall be permitted except that lighting of 50 watts or less is excepted if necessary for security purposes.

4. **Prohibited**

- a. Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited.
- b. Searchlights: The operation of searchlights for advertising purposes is prohibited.
- c. Floodlights: The use of floodlights is prohibited.
- d. Up-lighting of any display, building and aesthetic lighting is prohibited.

5. **Exemptions**

- a. All temporary emergency lighting required by the Police or Fire Departments or other emergency services, as well as vehicular luminaries.
- b. All hazard warning luminaries required by Federal regulatory agencies, except that all luminaries used must be red and must be shown to be as close as possible to the federally required minimum lumen output requirement for the specific task.
- c. Any luminaire of 50 watts or less provided the accumulated illumination of 50 watt luminaries does not exceed 50 watts.
- d. Seasonal decorative lighting.

6. **Temporary Exemptions.** The Town Council or its designee may approve temporary exemptions from these requirements for a period not exceeding 30 days.



JEFFERSON NORTHLAKE

APARTMENT DEVELOPMENT



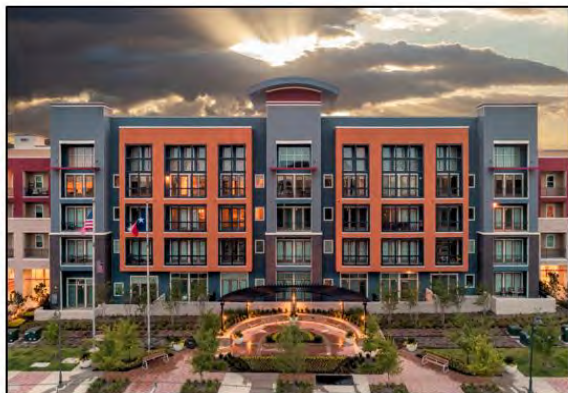
ABOUT JPI

- Headquartered in Dallas-Fort Worth, with over **30 years** of development, construction and investment management experience.
- A fully integrated team of professionals in specialized fields: **Development, Acquisitions, Construction, Asset Management, Finance/Accounting and Project Capitalization.**
- A development and acquisition history of over **330 projects** consisting of over **98,000 homes** located in **140 cities** covering **27 States** and Canada, valued at over **\$13.2 billion**.
- Currently **30 communities** under various phases of development, consisting of over **10,000 homes** located in **17 different cities** at a value of over **\$2.9 Billion**.
- In DFW, JPI has developed **51** apartment communities totaling **20,122 homes**.



COMPANY OVERVIEW

EXTERIORS



COMPANY OVERVIEW

AMENITIES



COMPANY OVERVIEW

AMENITIES



COMPANY OVERVIEW

AMENITIES



COMPANY OVERVIEW

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COMPANY OVERVIEW

AMENITIES





AMENITIES



JPI DEMOGRAPHICS

JPI Properties	Average House Hold Income	Average Age
Jefferson Vantage	\$99,000	34
Jefferson Reserve	\$91,000	32
Jefferson Boardwalk	\$100,000	35
Jefferson Eastshore	\$126,000	37
Jefferson Alpha West	\$117,000	36
Jefferson 1900	\$83,000	33
Jefferson Silverlake	\$155,000	40
Jefferson Mockingbird	\$156,000	34
Jefferson Promenade	\$134,000	36
Total/Average	\$118,000	35

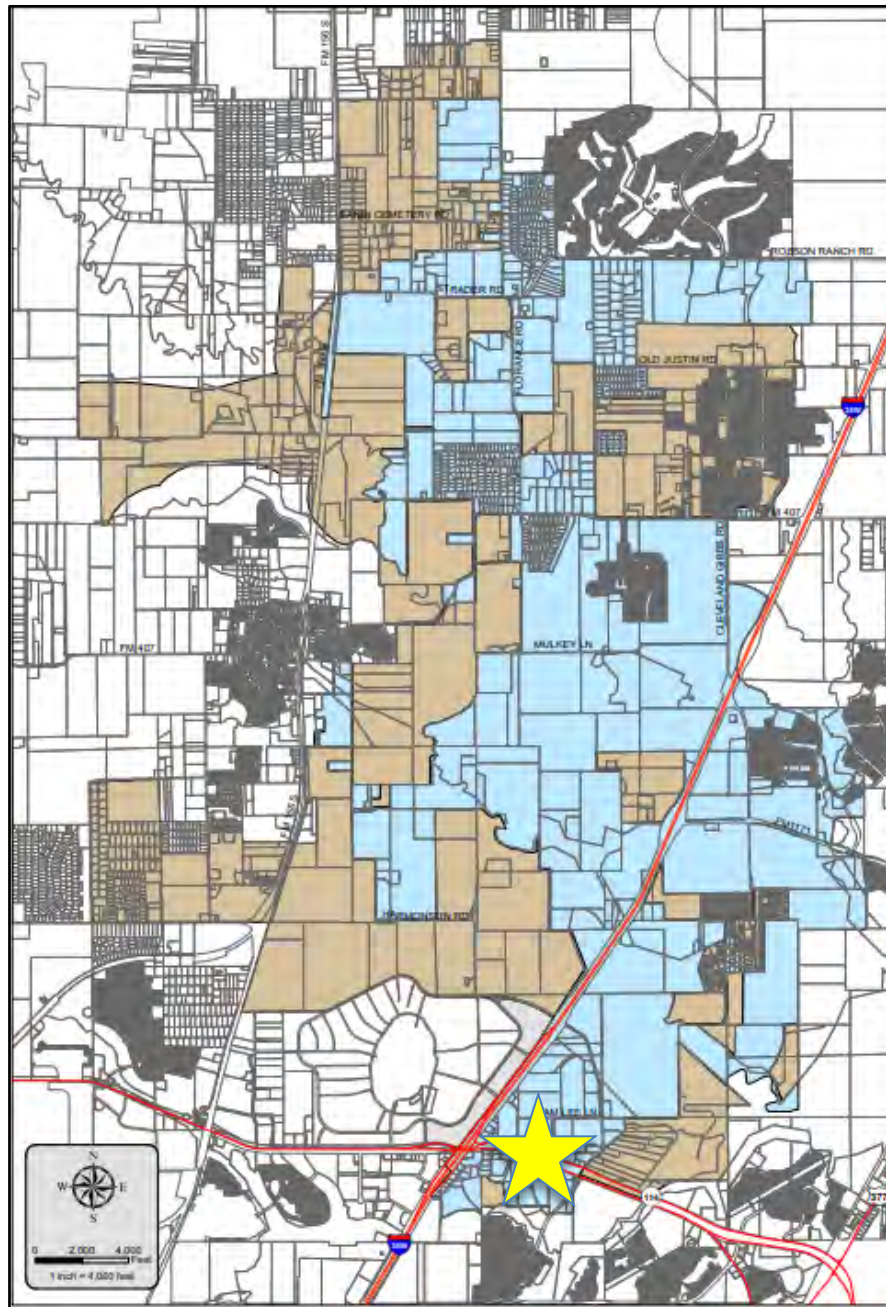
- The average house hold income among residents across JPI's most recent developments is **\$118,000**
- The average age of residents across JPI's most recent developments is **35 years old**.

JEFFERSON NORTHLAKE
SCHOOL IMPACT

JPI Properties	Units	# Children	% Children
Jefferson Vantage	420	32	7.6%
Jefferson Reserve	456	24	5.3%
Jefferson Boardwalk	424	17	4.0%
Jefferson Eastshore	286	7	2.4%
Jefferson Alpha West	409	10	2.4%
Jefferson 1900	416	14	3.4%
Jefferson Silverlake	371	16	4.3%
Jefferson Mockingbird	354	2	0.6%
Jefferson Promenade	387	4	1.0%
Total/Average	3,523	14	3.5%

- The average percentage of children across JPI's most recent developments is **3.5%** of occupied units
- **Jefferson Northlake** will produce **13** school aged children (360 units * 3.5%)

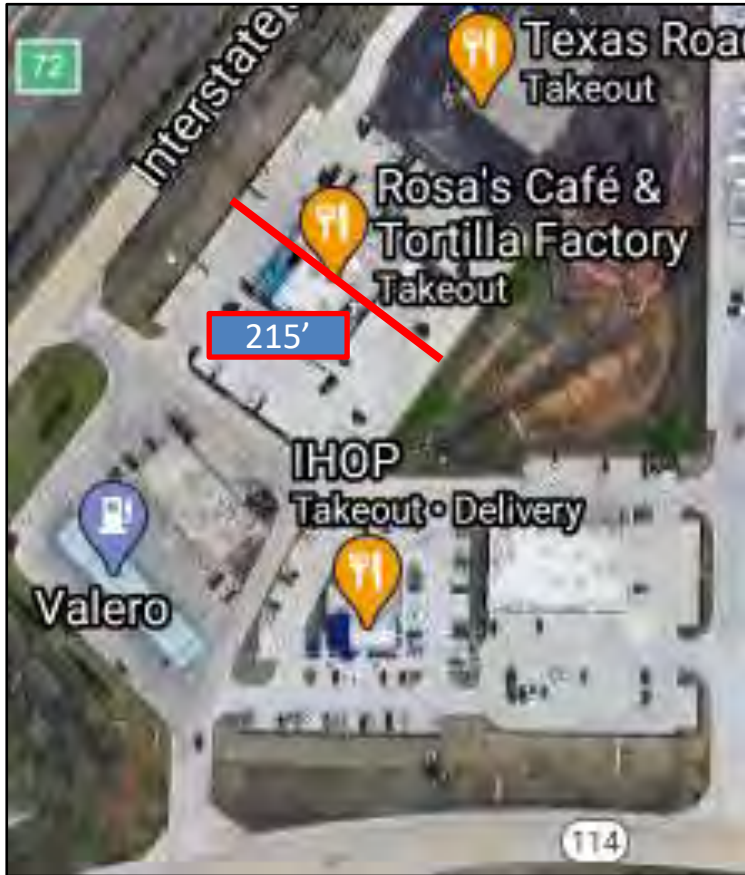
JEFFERSON NORTHLAKE LOCATION



LOCATION



LAND USE



SITE PLAN



JEFFERSON NORTHLAKE
RENDERING



JEFFERSON NORTHLAKE
RENDERING



JHP

AREA PLAN



JEFFERSON NORTHLAKE
LOCAL SUPPORT

At Farmers Brothers, we see the proposed JPI multifamily project as our next-door neighbor in Northlake and a welcomed addition. We desperately need nearby housing options for our mid-level and upper level managers. I might even move in there myself!

Deverl Maserang, CEO, Farmers Brothers

This is an excellent design that is self-contained and is NOT a negative ingress/egress influence on the neighboring distribution warehouse uses. In fact, with the landscaped fences and borders, the warehouse users won't even know they are there, and this is an IDEAL compatible use. The project that JPI has developed is attractive and should bring down the POA expense for the warehouses as well. It's also a good amenity for the workforce in the area. I fully and enthusiastically support it.

Cannon Green, Executive Managing Director and Partner, STREAM
Developer of several million square feet of distribution warehouse space in the Northport area

The JPI multi-family plan manages traffic well and will be a much-needed addition for the retail and restaurant uses in the area. I'm most definitely in favor of it.

Britt Lane, President of Rosa's Café, located on IH-35W at Northport

It's time to move forward with the JPI plan and finally develop the remainder of the Northport property after 20+ years of delays. It's a well-conceived use that will benefit the entire Northport development. I fully support it.

Bobby Cox, Managing Partner of BDC Family Trust
Owner of I-35W Undeveloped land in Northport

JEFFERSON NORTH LAKE LOCAL SUPPORT

The JPI multifamily proposal is the best development proposal to the City that we have ever seen in this area. I believe that it will attract an affluent tenant profile that will add to the desirability of this business district and contribute to current and future high-quality businesses in the area.

The Honorable David Rettig, Northlake Mayor

JPI does a really nice job and those extra households will surely help support our retail project. I'm very much in favor of it.

Cary Albert, Owner
Albert Enterprises, Developer of the Retail Strip Center at Northport

We are excited about the proposed JPI project and believe that it would most definitely be a complementary use to our development.

Kevin Hilchey, President, Lodging Host Hotel Corporation
Developer of the Cambria Hotel and Northlake Conference Center Being Built at Northport

The pursuit to develop the Northport property has been exceptionally difficult due to the changing rules and commitments from the previous administrations. The current plan is innovative, is NOT disruptive to any of the distribution warehouse tenants in Northport, and represents an excellent use for the property. It also takes the property from an agriculture exemption to a contributing taxpayer. Mr. Vaughan is to be commended for his tenacity and creativity in finding an ideal development solution for the property.

Col. Alan Schroeder (USMC, Retired, White House Aircraft Commander for Marine One)
Former Managing Partner of the Original Developer of Northport

We've been dealing with development issues for 20 years on this property and the original Northport CCR's could not have envisioned the development pattern that we are currently experiencing in this area. There is truly no need for as much retail property as indicated in the original plan, especially when considering the changing "Amazon world" in which we now live and all of the significant regional retail outlets across IH-35W. Development at Northport will be best completed with the current plan which includes the JPI multi-family development, along with a reasonable amount of complementary neighborhood retail and restaurants. The JPI plan is not just good, it's excellent, and I believe the best plan that we can hope for as stakeholders in the Northport development. The JPI plan has my total approval.

Kathryn Holubec, Northport Partners Manager

TAXES

Jefferson Northlake Taxable Value Increase

Taxing Unit	2021 Tax Rate	Current Assessed Value	Current Annual Tax Revenue	Est. 2025 Stabilized Value	Est. 2025 Annual Tax Revenue	Annual Increase in Tax Revenue
Town of Northlake	0.295%	\$3,056	\$9	\$83,110,000	\$245,175	\$245,166
Northwest ISD	1.292%	\$3,056	\$39	\$83,110,000	\$1,073,780	\$1,073,741
Total	1.587%		\$48		\$1,318,955	\$1,318,907

- Jefferson Northlake is a \$77,300,000 project
- Generate \$1.32M in annual taxes to Town and Northwest ISD
- Today the site generates \$48 in annual taxes

NEIGHBORHOOD OUTREACH

- Neighboring Northport Property Association unanimously voted to allow multifamily on this property
- Worked with immediately adjacent neighbors and obtained support for the project

**JHP**

CONCLUSION

- Infill site
- Highest and best use to utilize the whole site
- \$77,300,000 project that will increase the annual tax payment to the city and ISD by \$1.32M



NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 26, 2021

REF #: THE PATHWAY TO 2040 NORTHLAKE COMPREHENSIVE PLAN
UPDATE; 2016 MASTER THOROUGHFARE PLAN UPDATE

SUBJECT: MASTER THOROUGHFARE PLAN MAP AMENDMENT



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

MASTER THOROUGHFARE PLAN MAP AMENDMENT INFORMATION:

- Master Thoroughfare Plan
 - o Element of the Comprehensive Plan
 - o A long-range plan that identifies the location and type of roadway facilities needed to meet projected long-term growth within the area
 - o Thoroughfare types and alignments to serve development per the Comprehensive Plan's future land use map
 - o Current 2016 Master Thoroughfare Plan Update approved March 10, 2016
 - o Amendments approved to update map:
 - November 10, 2016 to revise Cleveland-Gibbs Road bridge at IH 35W
 - May 11, 2017 to reflect Pecan Square alignments and Comp Plan update
 - July 22, 2021 to reflect Catherine Branch Industrial Area alignment
- Proposed Amendment
 - o Revise map to clean up alignments and thoroughfare types to better match what is currently constructed or planned
 - o Update alignment of Florance Road and Strader Road intersection from future S-curve to existing offset intersection (two T-intersections)

P&Z ACTIONS:

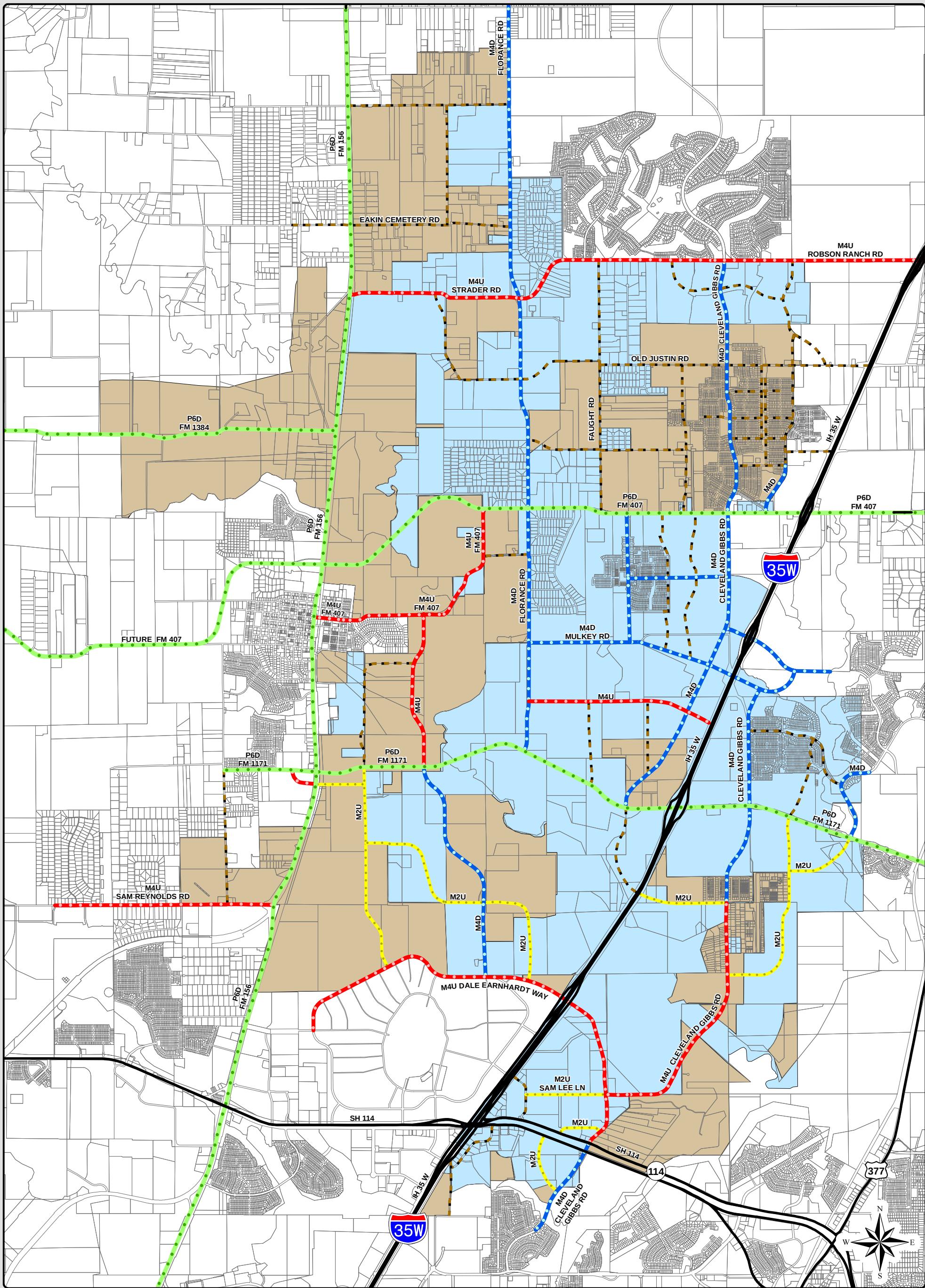
- Hold public hearing
- Recommend approval, approval with modifications, or disapproval of the Master Thoroughfare Plan map amendment

NEXT STEPS:

- Public hearing and consideration by Town Council at their October 28, 2021 meeting

ATTACHMENTS:

- Master Thoroughfare Plan document with current map as amended
- Draft Proposed Master Thoroughfare Plan map



Map Features

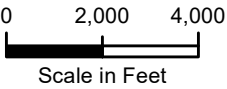
- Thoroughfare Type

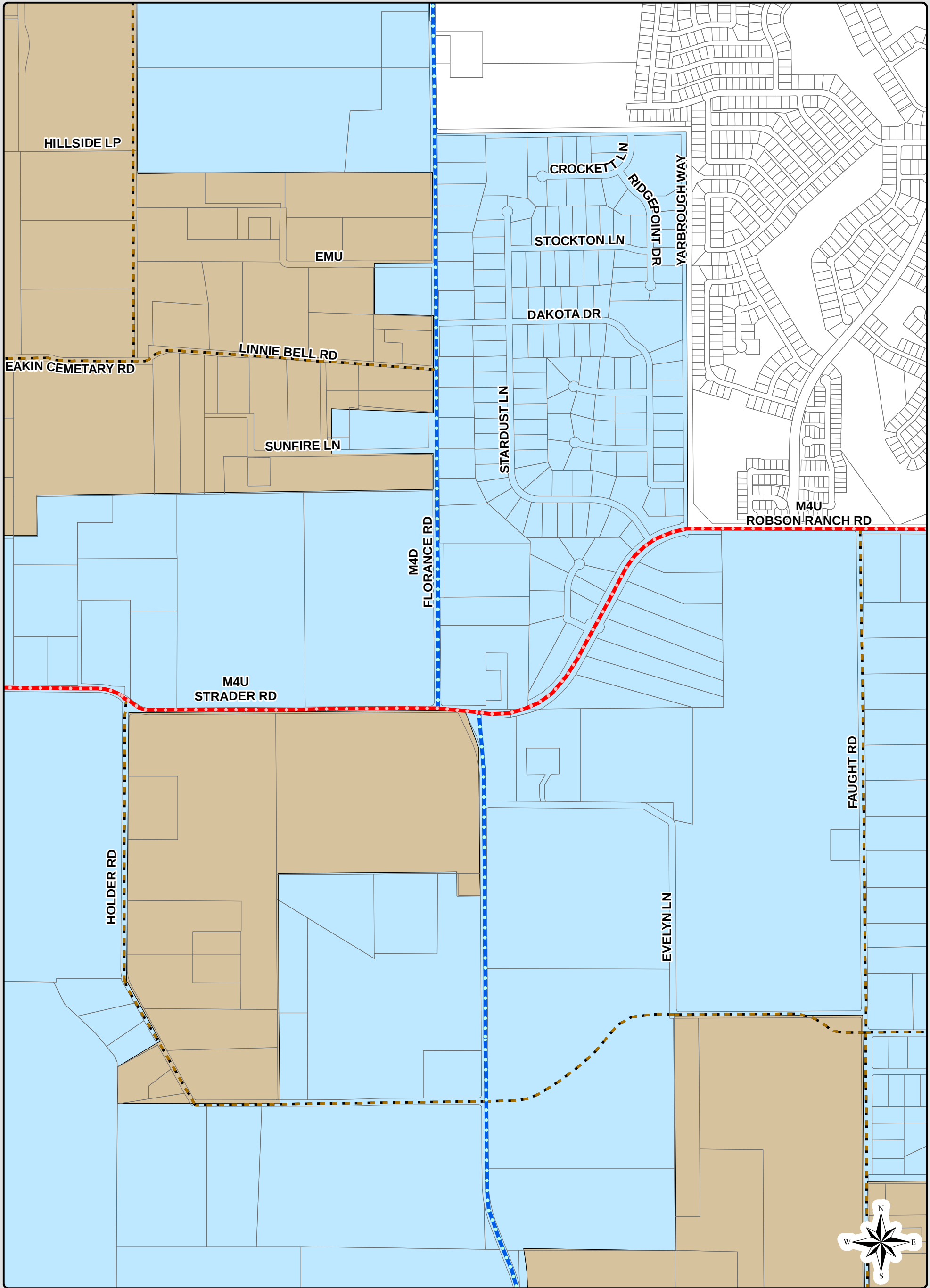
 - M2U
 - M4D
 - M4U
 - P6D
 - Collector Road
 - Major Roads
- Town of Northlake Incorporated Area
 - Town of Northlake Extraterritorial Jurisdiction



DENTON COUNTY, TEXAS
MASTER THOROUGHFARE PLAN
MTP Update Adopted by Ordinance 21-0722C on July 22, 2021

The MTP plan identifies existing and future roadways for the Town and its ETJ. It is recognized that classifications and/or locations of arterials may change based on future conditions. In areas, particularly in the ETJ, where the streets are not in place, the street alignments reflect corridors and not exact locations.





Map Features

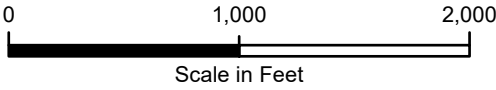
- Thoroughfare Type
- M4D
 - M4U
 - Collector Road
 - Major Roads
- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction



DENTON COUNTY, TEXAS
MASTER THOROUGHFARE PLAN
PROPOSED REVISION

MTP Update Adopted by Ordinance 21-0722C on July 22, 2021

The MTP plan identifies existing and future roadways for the Town and its ETJ. It is recognized that classifications and/or locations of arterials may change based on future conditions. In areas, particularly in the ETJ, where the streets are not in place, the street alignments reflect corridors and not exact locations.



NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 26, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); THE PATHWAY
TO 2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE

SUBJECT: PLANNED DEVELOPMENT ZONING CHANGE REQUEST
RURAL RESIDENTIAL (RR) TO RURAL ESTATE PLANNED
DEVELOPMENT (RE-PD)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

ZONING CHANGE REQUEST INFORMATION:

Site: Approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road.

Applicant/Owner: Kenneth Frisby

Current Zoning: RR – Rural Residential (min. 5 acres lots)/CRO - Conservation Residential Overlay

Proposed Zoning: RE-PD – Rural Estate Planned Development (min. 2 acre lots)

Future Land Use: Ranch Preservation (RP) Character Area – This area is largely undeveloped with ranches, farms, and estates, but may develop low density residential. This area would seek to preserve ranches, farms, and large estates, typically greater than twenty acres, but also allow, under certain conditions, some areas to have an average density of one dwelling unit per five acres with more possible with master planning through a Planned Development process if it can be shown to still generally achieve the character of the area. It is the intention to preserve and enhance rural character.

Summary: The proposed RE-PD calls for the development of 3 lots with a minimum of 2 acres each to front Florance Road, similar to the lots fronting Florance Road in the Stardust Ranch development to the north. The remainder of the property would remain as a single lot with approximately 6.6 acres. A concept plan for the development is provided along with detailed development standards which are modeled after the standards within the Stardust Ranch RE-PD. The average density across the planned development is one home per 3.57 acres. The owners are willing to dedicate the ultimate ROW for both Florance and Strader Roads. A companion amendment to the Master Throughfare Plan (MTP) is being processed with this request.

Public Hearing: A public hearing is required prior to acting on the zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet ten days before the hearing as required. Notice was also published in the Denton Record Chronicle and on the Town's website. As of October 21, 2021, no written comments for or against the request have been received.

Staff Analysis: Staff has reviewed this application in accordance with the Unified Development Code (UDC) and found the submittal to meet the minimum requirements to be considered by the P&Z and Town Council. The P&Z, in considering on this PD, should consider the following criteria outlined in the UDC:

1. Whether the proposed PD implements the policies of the adopted Comprehensive Plan and other adopted master plans of the Town;
2. Whether the proposed PD promotes the health, safety, or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
5. The extent to which the proposed PD will result in a superior development than could be achieved through conventional zoning; or
6. Other criteria which, at the discretion of the Town Council [or P&Z] are deemed relevant and important in the consideration of the PD.

P&Z ACTIONS:

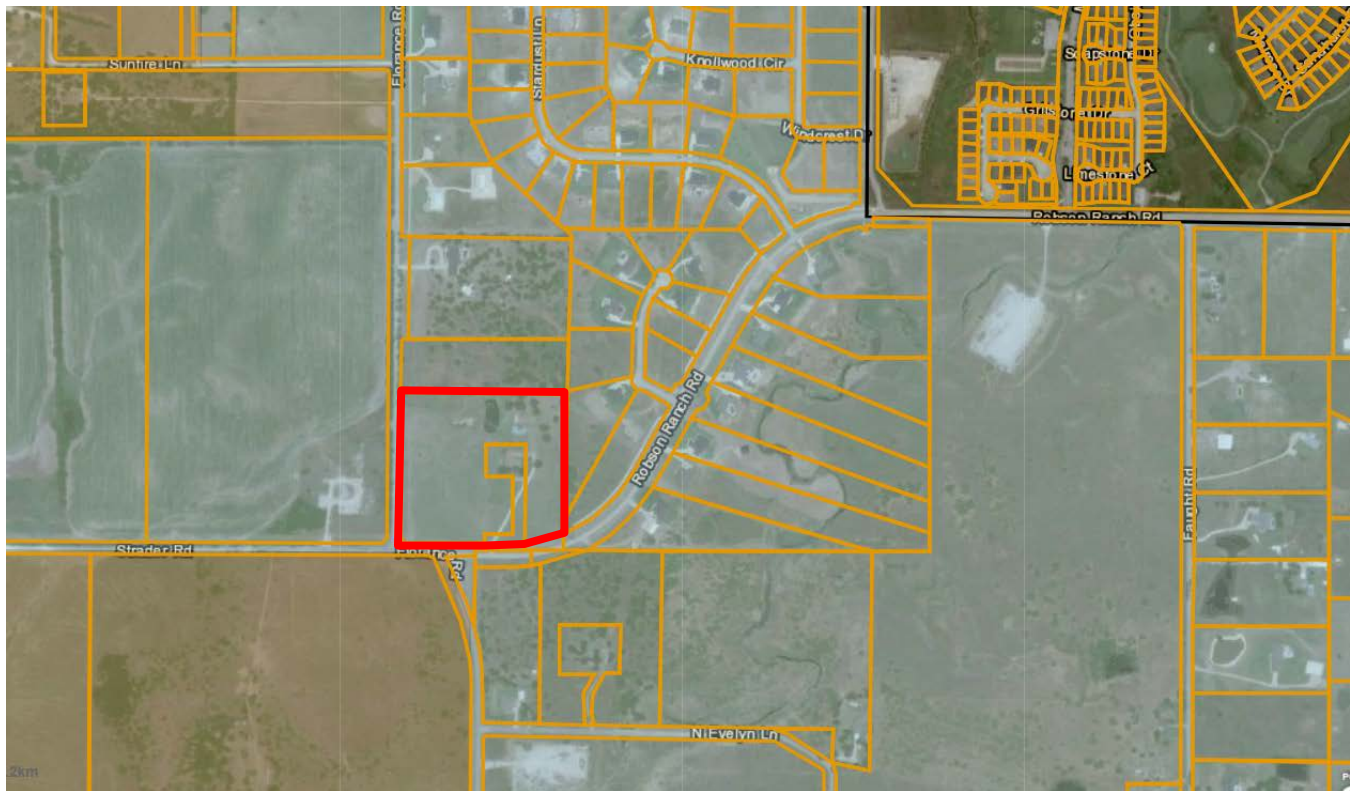
- Hold public hearing
- Recommend approval, approval with conditions, or denial of the PD zoning change request

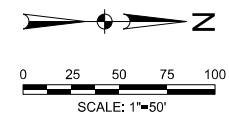
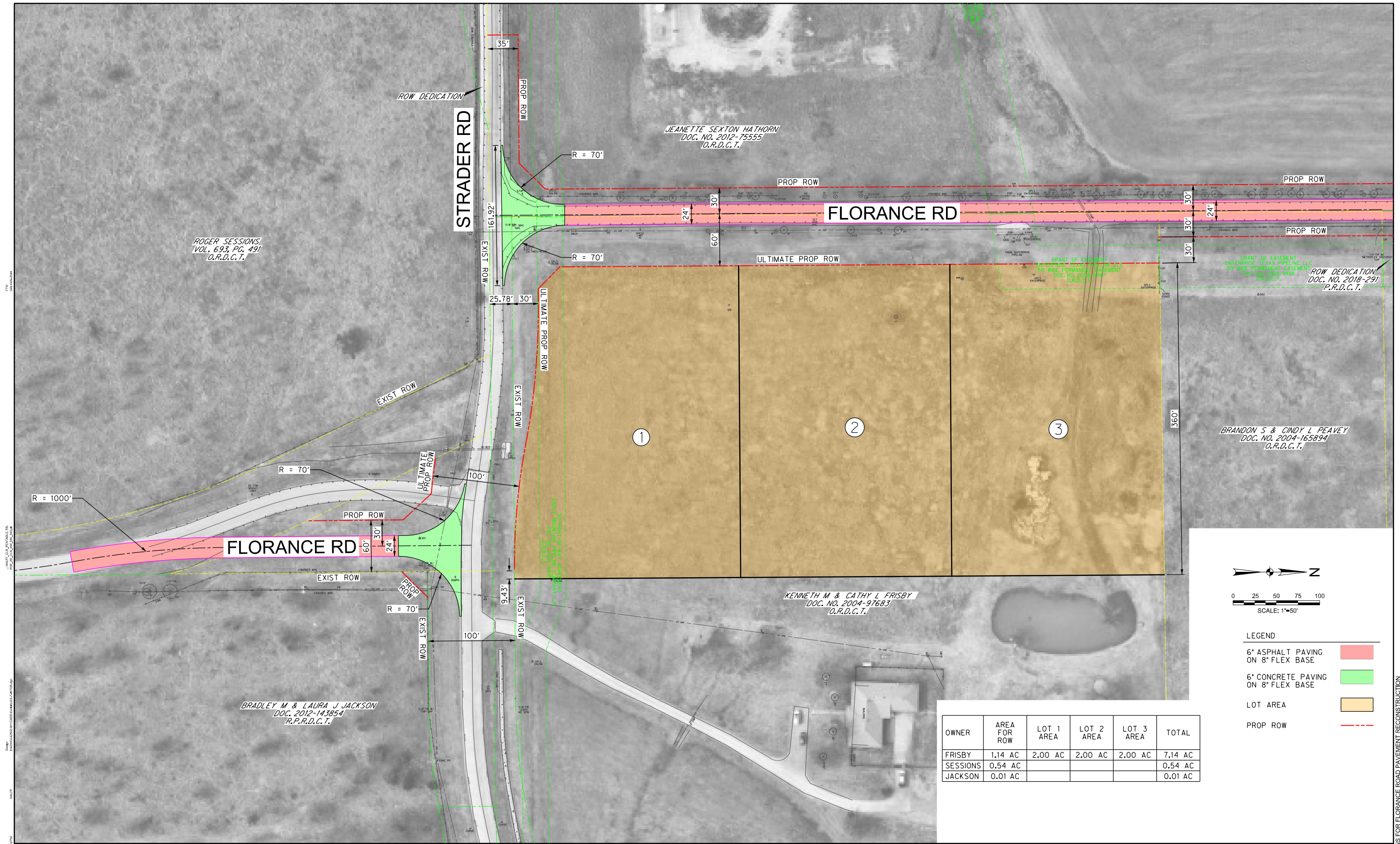
NEXT STEPS:

- October 28th Town Council meeting
 - o Hold public hearing
 - o Consider approval, approval with conditions, or denial of the PD zoning change request

ATTACHMENTS:

- Aerial view of site
- Concept Plan
- Development Standards





LEGEND	
6" ASPHALT PAVING ON 8" FLEX BASE	
6" CONCRETE PAVING ON 8" FLEX BASE	
LOT AREA	
PROP ROW	

OWNER	AREA FOR ROW	LOT 1 AREA	LOT 2 AREA	LOT 3 AREA	TOTAL
FRISBY	1.14 AC	2.00 AC	2.00 AC	2.00 AC	7.14 AC
SESSIONS	0.54 AC				0.54 AC
JACKSON	0.01 AC				0.01 AC

NO.	REVISION	BY	DATE	HALFF DESIGNED	HALFF DRAWN	HALFF CHECKED



HALFF
TBP&S ENGINEERING FIRM #312
4000 FOSSIL CREEK BLVD
FORT WORTH, TEXAS 76137-2797
TEL (817) 847-1422



"T" INTERSECTION
FLORANCE ROAD PAVEMENT RECONSTRUCTION
FROM STRADER ROAD
TO YARBROUGH WAY

SHEET
Pg_Num

CONSTRUCTION PLANS FOR FLORANCE ROAD PAVEMENT RECONSTRUCTION

EXHIBIT C

PLANNED DEVELOPMENT STANDARDS FRISBY TRACT

COMMUNITY FRAMEWORK

The Frisby Tract development is a small, low-density residential development with lot sizes ranging from a minimum of two (2) acres to more than five (5) acres within the planned development district boundary. The development is designed in context with the adjacent Stardust Ranch and lower-density Rural Residential lots surrounding the development.

GENERAL STANDARDS

1. The design and development of the Frisby Tract shall take place in general accordance with the attached Concept Plan.
2. The maximum number of residential lots in the Frisby Tract development shall be 4. (0.28 homes/gross acre or 3.57 gross acres/home).
3. The Frisby Tract shall be developed in accordance with all applicable development requirements of the Town of Northlake unless otherwise provided herein. In the event of any conflict between these standards and any requirement of the Town, these standards shall apply.

COMMUNITY DESIGN STANDARDS

1. **Perimeter Fencing:** No solid paneled fencing shall be allowed. Fencing shall be split rail, ornamental metal (wrought iron), or similar open style material.
2. **Hike & Bike Trails:** A minimum eight (8) foot wide concrete trail shall be provided along the east side of Florance Road and north side of Strader Road/Robson Ranch Road in accordance with the Town's Future Trail Plan. The trail should be contained within an easement adjacent to the street right-of-way (ROW), and it may encroach the street ROW where staff determines that it will not conflict with any future improvements within the ROW. The trail shall be built with the construction of the house on the subject lot.
3. **Driveway Access:** All access will be from existing streets perimeter streets, Florance Road and Strader Road/Robson Ranch Road
4. **Parkland Dedication/Development:** The provision of hike and bike trails shall be recognized as meeting all of the Town of Northlake's parkland dedication requirements.

DEVELOPMENT STANDARDS

The Frisby Tract development will be comprised of four (4) single-family detached homes with three (3) lots on the western boundary fronting Florance Road with a minimum lot size of two (2) acres and one lot on the eastern side of the property fronting Robson Ranch Road with a minimum lot size of five (5) acres. The lot with a minimum lot size of five (5) acres shall be developed in accordance with the Rural Residential (RR) District of the Northlake Unified Development Code (UDC) as it exists or may be amended. The lots with a minimum lot size of two (2) acres shall be developed in accordance with the Rural Estates (RE) District of the Northlake Unified Development Code (UDC) as it exists or may be amended, except as otherwise provided herein.

Dimensional Requirements

The dimensional requirements for the Rural Estates (RE) District, in accordance with Table 5.1 of the Northlake Unified Development Code (UDC) as amended, shall apply except as indicated below.

Minimum Lot Size and Dimensions

1. Area: 2 acres.

Minimum Yard Setbacks

1. Front: 50 ft.
2. Side: 50 ft.
3. Side adjacent to street: 50 ft.

Miscellaneous Lot Development Requirements

1. Minimum dwelling unit area: 2,700 sf.
2. Maximum height: 40 ft. for the main building.
3. Maximum impervious cover: 40%.

Permitted Uses

Permitted uses allowed in the Frisby Tract shall be all principal and accessory uses which are allowed by right in the Rural Estates (RE) District, in accordance with Table 5.2 of the Northlake Unified Development Code (UDC), as amended. A Special Use Permit (SUP) shall be required for all uses otherwise requiring a SUP in the Rural Estates (RE) District, in accordance with Table 5.2 of the Northlake Unified Development Code (UDC), as amended.

Accessory Uses and Structures

The standards for Accessory Uses and Structures outlined in Sec. 8.2 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. No accessory structure shall be constructed on a lot without a principal structure.
2. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory structures.
3. A maximum of one (1) accessory structure (not a detached garage) and one (1) detached garage shall be permitted per lot.
4. Accessory dwellings shall comply with Section 8.3 of the UDC.
5. Accessory structures shall adhere to the following design requirements:
 - a. Accessory structures with a floor area in excess of 120 square feet but less than 240 square feet shall be constructed with exterior grade wood siding or with the same materials as the principal structure.
 - b. Accessory structures with a floor area in excess of 240 square feet but less than 600 square feet shall be constructed with the same percentage and type of materials as the primary structure.
 - c. Accessory structures with a floor area in excess of 600 square feet shall be constructed with the same percentage and type of materials as the primary structure. Additionally, it shall match the architectural style of the primary structure as much as possible (including, but not limited to, roof style and pitch, window and door design, height measured at the wall top plate and architectural detailing).

Exterior Construction and Design Standards

All exterior construction and design standards outlined in Sec. 9.5 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. Architectural repetition: Homes with the same floor plan and/or elevation shall be prohibited from being located next to each other.
2. In addition to the single-family residential mandatory provisions of Sec. 9.5 of the UDC, all homes must contain a minimum of 80% brick, stone, or stucco on the exterior facade.
3. All individual mailboxes as permitted by the United States Postal Service shall be constructed of brick and stone to match the home.

Landscaping and Tree Protection

Landscaping and tree protection standards of Sec. 9.10 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. The front yard of each residential lot shall be fully landscaped with sod and a minimum of three (3) shade trees (three-inch caliper minimum) prior to occupancy of a home. The front yard shall include an irrigation system for maintenance of the required front yard landscaping.

Screening and Fencing

Screening and fencing standards of Sec. 9.11 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. Perimeter fencing shall meet the requirements specified in the Community Design Standards section above.

Parking and Loading

Parking and loading standards of Article 10 of the Northlake Unified Development Code (UDC), as amended, shall apply except as indicated below.

1. Each home shall have a minimum of three (3) parking spaces within an enclosed garage.
2. Garage doors shall not face a street unless they are incorporated into a mixed-swing design with only a one-car garage door facing the street and/or the garage is detached and located behind the main house or setback a minimum of 100 feet from the street, whichever is less.